

00544121/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

VILLAGE SQUARE AT LEA HILL
CONDOMINIUM ASSOCIATION, a Washington
Non-Profit Corporation

vs.

KAMARA NOELLE SAMS-HOLDEN, an
individual, and CHRISTIAN DION HOLDEN, an
individual, and the marital or quasi-marital
community comprised thereof; DEUTSCHE BANK
NATIONAL TRUST COMPANY, AS TRUSTEE,
IN TRUST FOR THE REGISTERED HOLDERS
OF MORGAN STANLEY ABS CAPITAL I
TRUST 2006-HE7, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006 HE7;
and NEW CENTURY MORTGAGE
CORPORATION, a California Corporation

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 15-2-12021-2 KNT

JUDGMENT RENDERED ON 7/31/2015
ORDER OF SALE ISSUED: 8/12/2015
DATE OF LEVY: 8/21/2015

TO: KAMARA NOELLE SAMS-HOLDEN; CHRISTIAN DION HOLDEN, JUDGMENT DEBTOR(S):
THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

31067 122ND LANE SE, #35 AUBURN, WA 98092

UNIT 35, VILLAGE SQUARE AT LEA HILL, A CONDOMINIUM, ACCORDING TO THE
DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO.
20000601000513, AND AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP
AND PLANS FILED IN VOLUME 164 OF CONDOMINIUMS, AS PAGES 45 THROUGH 47,
RECORDS OF KING COUNTY, WASHINGTON.
PARCEL NUMBER: 894560-0350

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: OCTOBER 9, 2015
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$15,568.14** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on OCTOBER 9, 2016.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on OCTOBER 9, 2016.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON OCTOBER 9, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520